

2.0 PROJECT OVERVIEW AND METHODOLOGY

The Barrio Logan Community Plan Area (Barrio Logan) occupies approximately 1,000 acres of land immediately east of downtown San Diego and adjacent to San Diego Bay. Barrio Logan is bordered by National City and the United States Naval Base San Diego to the southeast, Interstate 5 to the northeast, and the San Diego Unified Port District and bay to the southwest (**Figure 1**). The mostly Mexican-American neighborhood currently includes approximately 3,600 residents in a mixed-use area of residential, commercial, and industrial properties. Barrio Logan is a neighborhood with a rich cultural history, as exemplified by Chicano Park, which contains one of the finest and largest collections of Chicano murals in the country and serves as a gathering place for the region's Mexican-American and Mexican populations.

Historically, Barrio Logan was part of the neighborhood of Logan Heights, one of the oldest urban areas of the city. When Logan Heights was bisected by the construction of Interstate 5 in 1963, the community was divided into two distinct neighborhoods; to the east of Interstate 5 continued to be known as Logan Heights, and the area on the west of the interstate became known as Barrio Logan. Logan Heights and Barrio Logan shared a common history until the separation of the two communities by the construction of Interstate 5. Since the early 1960s, the two neighborhoods have continued to maintain strong cultural and social bonds even though the communities have evolved different identities. Barrio Logan has been more influenced by its proximity to the industrial operations of the bayfront, railroad, and military installations than Logan Heights, and consequently, represents an environment of mixed residential and industrial activities.

2.1 BACKGROUND OF THE BARRIO LOGAN COMMUNITY PLAN UPDATE

In 2008, the City of San Diego, in conjunction with the Barrio Logan community, began preparing a comprehensive update of the Barrio Logan Community Plan (1978 Barrio Logan/ Harbor 101 Community Plan and Local Coastal Program) and the Barrio Logan Planned District Ordinance Zoning regulations. Once adopted, the community plan will implement the city's updated General Plan and will include the following ten elements: land use and community planning; mobility; urban design; economic prosperity; public facilities, services and safety; recreation; historic preservation; noise; housing; and implementation. As part of the update effort, the city commissioned a historical resources reconnaissance survey of Barrio Logan in order to prepare the historic preservation element of the Barrio Logan Community Plan Update (plan update). The results of that reconnaissance survey are provided in this document.

2.2 METHODOLOGY

Brian F. Smith and Associates, Inc. (BFSa) conducted the historical resources survey of Barrio Logan from 2008 to 2009. The survey complied with the City of San Diego Historic Resource Survey Guidelines (July 2008), National Register of Historic Places Bulletin 24, "Guidelines for Local Surveys: A Basis for Preservation Planning," National Register of Historic Places Bulletin 18, "How to Evaluate and Nominate Designed Historic Landscapes," and also benefited from the guidance of City staff.

Native American representatives were consulted during the process and were requested to present any comments or concerns regarding the plan update. Clint Linton of Red Tail Monitoring and Research, Inc, a representative of the Kumeyaay Nation, submitted a brief statement describing Native American concerns relative to the plan update. Those comments are provided in Appendix A of this report.

The survey boundaries include the entire plan update area, with the exception of the area southwest of Harbor Boulevard (**Figure 1**). The survey focused on buildings constructed before 1965 and those visible from the street. Areas or structures that were not accessible, such as along alleys or areas shielded from view by dense landscape vegetation were not included in the survey. The reconnaissance survey was conducted from a vehicle rather than on-foot due as a safety procedure approved by City staff.

The study included a literature review, an archaeological records search, archival research, preparation of a historic context statement, field reconnaissance, data analysis, and report preparation. Specific research questions used to guide this study include:

- Can historic archaeological deposits be located that will aid in the understanding of the process of community development since the late 1800s? The influence of successive waves of ethnic groups in a neighborhood over time has been well documented in San Diego, notably in the East Village area. At the Padres Ballpark (Petco Park), archaeological excavations were able to trace several different ethnic groups over 80 years of residential occupation in the blocks within the Ballpark footprint.
- Can archaeological deposits associated with the prehistoric occupation around the bay for over 8,000 years retain the potential to answer questions regarding the distinction between Archaic and Late Prehistoric occupations and subsistence patterns along the bay?
- What is the evolving plan and character of the community that can be seen from the pattern of streets as laid out and modified, and in the location of transportation systems, industries, institutions, commercial and residential areas, and reserved public spaces and parks?
- How do the kinds, size, and scale of buildings and structures, methods, and materials of construction, and architectural forms and styles define the character of the community?
- How did the location of natural resources, soil types, availability of power and fuel, and accessibility to transportation systems contribute to the development?
- What properties are associated with the community's history and cultural diversity?
- What property types are present and how do they have relevance and importance in illustrating the historic contexts?

Procedurally, the study began with the literature review and archaeological records search. The literature review included an examination of previous surveys of the area. The archaeological records search was requested from the South Coastal Information Center. The records search results were assessed to determine if any cultural resources have been recorded or previous studies have been conducted within the boundaries of the Plan Area. The results of the search served as the basis for the discussion of the plan area's historical and archaeological potential (Section 5.5).

Archival research was conducted at the San Diego Historical Society Research Archives and Photograph Collection, San Diego Public Library, the Historical Resources Board Library, San Diego County

Assessor's Office, San Diego State University, and the Logan Heights Historical Society. The targeted archival research resources included:

- aerial photographs (historic and current),
- historic and recent maps (Fire Insurance Maps, historic USGS quadrangles),
- city plans,
- subdivision maps,
- parcel maps,
- Assessor's estimated dates of construction (provided by the city), and
- historic newspaper articles.

Secondary sources such as dissertations, theses, research papers, published books, scholarly journal articles, and online sources were referenced to supplement the archival information.

The results of the archival research were compiled into the historic context statement. The National Register of Historic Places defines a historic context statement as an "organizational framework of information based on theme, geographical area, and period of time...Historical contexts may be based on the physical development and character, trends and major events, or important individuals and groups that occurred at various times in history or prehistory of a community or other geographical unit" (National Register Bulletin 24). Under the direction of City staff, the Barrio Logan historic context statement was arranged into chronological periods and corresponding historic themes, from prehistory to present-day, and included a description of common property types and architectural styles in the plan area.

The field reconnaissance was conducted as a "windshield survey," due to limitations noted in Section 2.2. The report documents the types of properties within the boundaries of the plan area, the methods used to inspect the area, including notes as to any areas given special attention or not inspected at all, the general street plan of the area, and general observations on the area's visual, cultural, economic, and social characteristics. All buildings constructed before 1965 (based on Assessor's records) and visible from the street were photographed. A thorough photographic record was created to document the field reconnaissance.

The records searches and data analysis has been combined with the survey results in the text of this report to present the information used to identify potentially significant structures, and to make recommendations for future study. The consultant team met with City staff regularly to come to a consensus regarding architectural style descriptions and integrity thresholds, and criteria for potentially significant individual buildings and districts. As a result of working with City staff experts, BFSa was able to assign each potentially historic property an architectural style, architectural integrity, estimated date of construction (based on a Assessor's estimated dates of construction provided by the city), and a California Historical Resource Status Code. The data was stored in a digital spreadsheet (Excel format) that also included Assessor's Parcel Number (APN), address, other locational information, and ownership. The appendix of the report includes a simplified table of all historical properties included in the survey. Department of Parks and Recreation (DPR) Forms 523A can be generated for each property from the spreadsheet through application of the CHRID software program.

Study Limitations

For this reconnaissance-level survey, City Staff instructed that integrity assessments for structures built before 1965 should be based on the architectural information available from the photographs gathered during the reconnaissance. Focused research on individual structures was beyond the scope of this reconnaissance. Where the archival research completed for the Context Statement indicated any particular property or type of architecture might be potentially significant based on criteria other than architecture, it has been noted in the results section of this report with recommendations for future research. Additionally, there were numerous properties that were not visible because they were obscured by heavy vegetation or fencing. In those cases, surveyors gathered as much information as possible and recorded the architectural styles and integrity as “undetermined.”

Archaeological resources previously recorded within the study area were considered as part of the plan update. Archaeological sites in the records searches were identified as either historic or prehistoric. Historic archaeological deposits within the study area have been found when projects are graded and reveal buried refuse deposits, wells, cisterns or privies. These types of resources are not typically visible on a field reconnaissance, especially within an urban setting such as Barrio Logan. Likewise, prehistoric deposits in this area are characterized as shell and midden deposits often revealed during trenching or grading when modern and historic soil layers are removed. Due to the unlikelihood of encountering evidence of either historic or prehistoric archaeological deposits during a reconnaissance survey, the City directed that the field reconnaissance would not include attempts to locate such deposits.

2.3 CITY OF SAN DIEGO CRITERIA FOR THE EVALUATION OF BARRIO LOGAN HISTORIC RESOURCES

The following section provides the framework for the future identification, evaluation, and designation of historically significant resources in Barrio Logan. This section also includes a discussion of historic integrity thresholds and the process for determining whether or not a resource retains sufficient integrity.

City of San Diego Criteria

The City’s historic preservation program provides for the designation of individually significant resources and historic districts. The Historical Resources Guidelines of the Land Development Manual states that any improvement, building, structure, sign, interior element, fixture, feature, site, place, district, or object may be designated as historical by the City of San Diego Historical Resources Board if it meets one or more of the following criteria:

- A. Exemplifies or reflects special elements of the City’s, a community’s or a neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- B. Is identified with persons or events significant in local, state, or national history.
- C. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the

California State Office of Historic Preservation for listing on the California Register of Historical Resources.

- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represents one or more architectural periods or styles in the history and development of the city.

City Historic District Nomination Guidelines

Potential historic districts may be identified as a result of a reconnaissance survey; however, a reconnaissance level survey does not involve a sufficient amount of research, documentation, or evaluation to establish a historic district. A historic district is defined by the City's municipal code as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represent one of more architectural periods or styles in the history and development of the City."

The "Guidelines for Preparing a Historic District Nomination in Consultation with Staff" (implemented July 14, 2008) have been prepared to encourage and facilitate community-lead efforts to survey and nominate historic districts identified in a reconnaissance level survey.

Integrity Thresholds

A City of San Diego Register-eligible property or contributor to a district must retain sufficient integrity to convey its significance. Although it is important for the resource to reflect its primary period of significance, it should be recognized that some properties may have multiple periods of significance and that alterations to a resource or changes in its use over time may have their own historical, cultural, or architectural significance. In general, when assessing historic integrity of a resource, it must retain enough of its historic integrity components to be recognizable as representing its period of significance and the character-defining elements which provide its contextual significance.

The seven aspects of historic integrity, as recognized by the National Park Service ("National Register Bulletin on Historic Residential Suburbs" and "National Register Bulletin 15: How to Apply National Register Criteria for Evaluation") are:

1. Location: the place where a historic property was constructed or the place where the historic event occurred.
2. Design: the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting: the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of a place in which the property played its historical role.
4. Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

6. Feeling: the property's expression of the aesthetic or historic sense of a particular period of time.
7. Association: the direct link between an important historic event or person and a historic property.

It is not necessary that all seven aspects of historical integrity are present in order for a property to be considered significant. Certain integrity aspects are more relevant to some criteria than others. The relevant aspects of integrity for the most commonly applied City of San Diego Register Criteria (A-D) are provided below (City of San Diego 2001):

- A. A property significant because it reflects a special element of development ideally might retain some features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, depending upon the aspect of development that the resource reflects. For instance, a property that is significant as a reflection of special elements of the City's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important development aspect.
- B. A property important for association with an event or person(s) ideally might retain some features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or person(s).
- C. In the case of a property important for its architecture, retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important; however, for those properties whose design is a reflection of their immediate environment. A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique (character-defining features). A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
- D. A property important as a representative example of the work of a Master must retain most of the physical features and design quality attributable to the Master. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible,

however, if it retains some basic features conveying massing but has lost the majority of the feature that once characterized its style and identified it as the work of a Master.

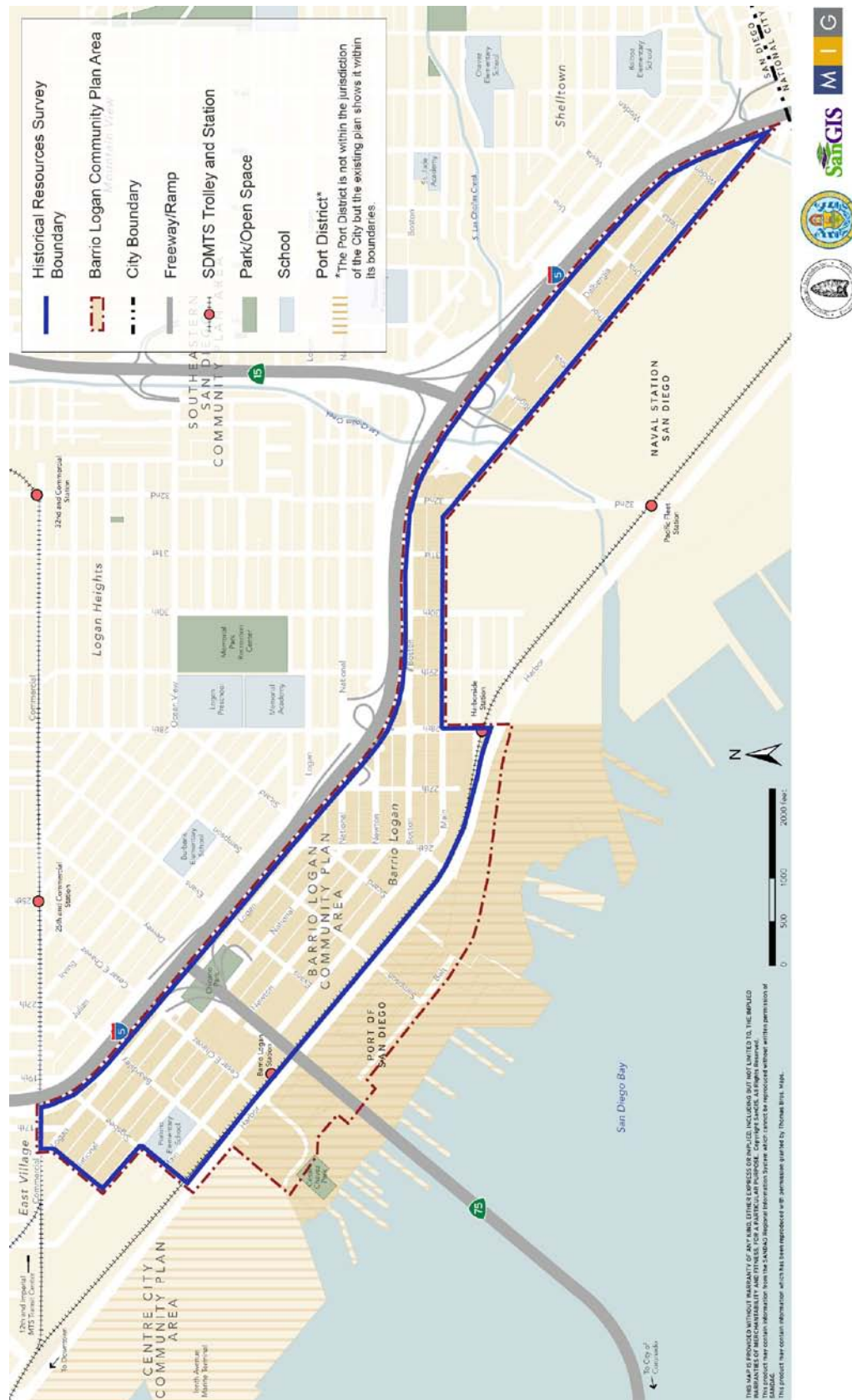


Figure 1. The Barrio Logan Community Plan Area showing Historical Resources Survey Boundary